



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Re-roofing

This handout addresses the frequently asked questions regarding re-roofing and to list the typical inspection and installation requirements for common types of roofing materials.

Things to be aware of before starting

- Many jurisdictions have additional application requirements because of high winds or snow and ice buildup.
- Fire Resistant roofing materials may be required by your Building Department.
- If there is a Homeowners Association and a change in roof covering material is planned, it is advisable to contact them.

Frequently asked questions

1. Is a permit required to re-roof my house?

Yes. Please contact your Building Department for requirements specific to your area.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

2. May I, as a homeowner, do the re-roof myself?

Yes.

3. Will my roof be inspected?

Yes, the permit holder must call for inspection(s) required by jurisdictions.

4. How many layers of roofing are allowed?

Contact your building department.

5. May nail guns be used?

If it is properly adjusted and is used correctly, a nail gun is allowed. (Refer to requirements under fasteners.)

6. What should be done with the existing roof jacks & vents?

Roof jacks/vents must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.

7. What if my roof slope is less than 4:12?

Contact your Building Department to learn about the requirements for low slope applications.

Preparation checklist for the successful installation & longevity of your new roof

Roof Sheathing Preparation (For Complete Tear Offs)

- The roof sheathing must provide a rigid surface.
- Repair or replace all boards or sheathing which are warped, cracked or delaminated between supports.

Underlayment (For Complete Tear Offs)

- Apply new, minimum 15# asphalt saturated felt underlayment over a DRY deck.
- For roofs with slopes of 4:12 or greater, one layer of underlayment is required. For roofs with slopes between 2:12 and 4:12, 19" laps of underlayment is required, starting with a 19" strip, then full sheets.
- For roofs with slopes of less than 2:12, contact your Building Department.

Fasteners (For All Roofs)

- Fasteners must be long enough to penetrate through the total thickness of the roofing and a minimum of 3/4" into the decking material.
- For open soffits, contact your Building Department.
- Nails must not be over or under driven, the head must be flush with the shingle surface and located per the package instructions. Nails must be driven in perpendicular to the roof surface.



For further important information, please refer to the manufacturer's installation instructions.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2003 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.